THE

PARTICULARS

OF

A VALUABLE AND VERY ELIGIBLE

FREEHOLD

AND

Copyhold Eſtate of Inheritance,

SITUATE AT

DAGENHAM,

Near ROMFORD, ILFORD, and BARKING, in the County of ESSEX, and only Eleven Miles from LONDON,

CALLED

THE AMERICAN FARM;

CONTAINING ABOUT

ONE HUNDRED and SIXTY ACRES,

be the ſame more or leſs,

OF

EXCELLENT MARSH and ARABLE LAND,

With a Farm Houſe and Out-buildings;

IN THE POSSESSION OF

Mr. Thomas Pittman,

On Leaſe, at a nett Rent of

Three Hundred and Eighty-one Pounds per Annum:

WHICH WILL BE SOLD BY AUCTION,

BY

Meſſ. SKINNER and DYKE,

On WEDNESDAY the 8th of OCTOBER, 1800,

At Twelve o'Clock,

AT

Garraway's Coffee-Houſe, 'Change Alley, London.

To be viewed till the Sale.

Printed Particulars may be had on the Premiſes; alſo at the Ship and Shovel, Ripplefide; Cock and Bell, Romford; Angel, Ilford; Swan, Stratford; Place of Sale; of Mr. *Batten*, Solicitor, Hare Court, Inner Temple; and of Meſſ. *Skinner* and *Dyke*, Alderſgate Street.

The American Farm,

CONTAINS

	£.	S.	D.
One Hundred and Sixty Acres, be the ſame more or leſs, of excellent Marſh and Arable Land, including about Sixteen Acres of very productive Reed Shore, a Farm Houſe, Yard, Barn, and Out-buildings; in the Poſſeſſion of Mr. Thomas Pittman, on Leaſe for 21 Years from Michaelmas 1800, at per Annum, nett — — —	381	0	0

	Quantities.			*A.*	*R.*	*P.*	
N° 1	—	—	—	0	2	39	
2	—	—	—	2	3	38	
3	—	—	—	1	2	29	
4	—	—	—	8	2	7	
5	—	—	—	27	1	16	including Buildings
6	—	—	—	5	3	32	
7	—	—	—	0	2	32	
8	—	—	—	1	2	7	
9	—	—	—	0	3	18	
10	—	—	—	2	0	36	
11	—	—	—	5	2	22	
12	—	—	—	5	2	2	
13	—	—	—	7	3	30	
14	—	—	—	3	1	2	
15	—	—	—	8	3	19	
16	—	—	—	3	0	16	
17	—	—	—	4	0	16	
18	—	—	—	1	3	14	
19	—	—	—	2	2	13	
20	—	—	—	4	0	27	
21	—	—	—	4	2	21	
22	—	—	—	2	1	27	
23	—	—	—	2	1	21	
24	—	—	—	2	2	35	
25	—	—	—	0	1	17	
26	—	—	—	0	2	27	
27	—	—	—	2	2	2	
28	—	—	—	1	0	7	
29	—	—	—	2	1	2	
30	—	—	—	1	0	20	
31	—	—	—	3	1	33	
32	—	—	—	1	2	14	
33	—	—	—	8	0	30	
34	—	—	—	3	0	16	
35	—	—	—	0	0	35	
36	Reed Shore,	Drove Ways,	&c. —	23	2	38	
			Acres	160	0	0	

The Reed Shore formerly let at 65l. *per Annum, has produced near* 100l. *per Annum.*

Fifty-eight Acres are Copyhold of Inheritance held of the Manor of Barking, ſubject to a cuſtomary Fine on Death or Alienation, and a Quit Rent of 3l. 15s. *per Annum; the Remainder Freehold.*

The Premiſes are to be kept in Repair by the Tenant, who alſo pays the Land Tax and all Out-goings, except the Marſh Aſſeſſments, which are paid by the Landlord.

CONDITIONS OF SALE.

I. THE higheſt Bidder to be the Buyer, and if any Diſpute ariſes between two or more Bidders the Eſtate to be put up again.

II. No Perſon to advance leſs than 20l. at each Bidding.

III. The Purchaſer ſhall pay down immediately a Depoſit of 15l. per Cent. in Part of the Purchaſe-Money, and ſign an Agreement for Payment of the Remainder on or before the 29th of November, 1800; on having a good Title.

IV. The Purchaſer ſhall have a proper Conveyance and Surrender of the Eſtate, at his own Expence, on Payment of the Remainder of the Purchaſe-Money according to the Third Condition; and be entitled to the Rent and Profits from Michaelmas 1800, to which Time all Out-goings will be cleared.

V. There being a Duty on all Sales of Eſtates of 6d. in the Pound, to be levied on the Buyers or Sellers as may be thought moſt proper; the Eſtate compriſed in this Particular is to be ſold ſubject to the Seller paying One Moiety of the ſaid Tax and the Buyer the other, excluſive of the Sum the ſaid Eſtate ſhall ſell for.

Laſtly.—If the Purchaſer ſhall neglect or fail to comply with the above Conditions, the Depoſit-Money to be forfeited, the Proprietor ſhall be at full Liberty to re-ſel the ſame, and the Deficiency, if any by ſuch Second Sale, together with the Charges attending the ſame, to be made good by the Defaulter at this preſent Sale.

PARTICULARS

OF

AN EXCELLENT

MARSH FARM,

Dagenham,

ESSEX.

3d 8
800